

## **Breckinridge County Judicial Building**

### **Project Development Board**

#### **Special Meeting- October 1, 2007**

The Project Development Board (PDB) for the Breckinridge County Judicial Building met for a special meeting on Monday, October 1, 2007 at 5:00 p.m. at the Breckinridge County Courthouse Annex. Members present were Judge Executive Ray Powers, Circuit Judge Robert Miller, Magistrate James Henning, Citizen at Large Charles Allen Wilson, State Bar Association Rep. Tom Brite, and Director AOC Chris Alexander. Absent from the meeting were District Judge Shan Embry and Circuit Clerk Connie Brumfield. It was noted for the record that Connie Brumfield was in a jury trial. Also present at the hearing were Circuit Judge Bruce Butler and Project Coordinator AOC, Thad Scott.

There was a motion made by James Henning to hire Rubin and Hayes as bond counsel. The motion was seconded by Charles Allen Wilson. Tom Brite abstained from voting because he was named as a reference in their portfolio. All members voted aye, motion carried.

Judge Robert Miller made a motion to interview two financial advisors on October 15, 2007: 1<sup>st</sup> Kentucky Securities and Ross Sinclair and Associates. Judge Miller affirmed that these companies were the two lowest bidders. He listed all the other companies who submitted bids and their fees based on his calculations: 1<sup>st</sup> Kentucky Securities- \$55,920 (it was noted that their submission included a fee of approximately \$51,000); Ross Sinclair and Associates- \$57,400; Morgan Keegan- \$60,030; and Hilliard-

Lyons- \$63,140. Thad Scott, AOC, stated he would get the figures to the budgeting department at AOC to re-check the figures. Judge Miller explained that all the companies do the same work. Thad Scott stated both of the companies have done work for several new judicial centers. There was some further discussion of the difference in fees for the companies. There was question by Judge Powers about the potential to move funds in the budget. The motion was seconded by Charles Allen Wilson. All members voted aye. Motion carried.

Chris Alexander made a motion to interview CMW. There was no second to the motion. There was discussion among all members about the different architects and their experience. Chris Alexander asked Mr. Scott about the architect servicing the Bullitt County Judicial Center. There was concern expressed about the number of employees of the architectural firms and how that would affect the amount of time spent on the Breckinridge County Judicial Building. Thad Scott explained the building would consume a considerable amount of time. There was discussion of the desire to get work started in early spring so there would not be a delay due to weather. Thad Scott advised giving the architects one month to prepare a presentation. November 12, 2007 was mentioned as a potential date. There was question of when the board would vote on the architect and financial advisor. A decision was made to vote on financial advisor after the interviews on October 15. Thad Scott advised that at least three and no more than six architects could be interviewed and that each presentation would last 30 minutes. A motion was made by Chris Alexander to interview Sherman Carter Barnhartt, Branstetter Carroll, JRA, Louis and Henry, and CMW. The motion was seconded by Tom Brite. All members voted aye, motion carried.

There was discussion of the board members visiting judicial centers built by the proposed architects. Thad Scott will e-mail a list of the judicial centers to the board members. Mr. Scott will also set up appointments to meet with the officials using the new buildings.

There was discussion of the process of selecting the architect, that the interviews would be on November 12, 2007, and that the meeting would be held in courtroom in the courthouse at 5 o'clock.

Tom Brite made a motion to move the November regular meeting to the second Tuesday of November and to notify the media. The change is to be only for November. James Henning seconded the motion. All members voted aye, motion carried.

Judge Powers will call selected applicants and follow up with a letter to be at the meetings on their respective dates. Thad Scott explained that the bond counsel and financial advisor will work together. The final location will be chosen with the assistance of the architect. Judge Powers noted that he was still getting site proposals and asked if he could still accept them without them being formally submitted to the board. Mr. Scott advised these proposals could be accepted and that the board could approach the owner of a potential site if necessary. Chris Alexander asked if the AOC would have to buy the county property and the suitability of the county land. Thad Scott explained the architect would check the land for any potential problems. Judge Miller expressed that he would like the building to have the potential to adapt to the future growth of Breckinridge County.

Tom Brite made a motion to adjourn the meeting. The motion was seconded by Charles Allen Wilson. All members voted aye, motion carries.